

Downs View

Sunton, Collingbourne Ducis, Wiltshire, SN8 3DY



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Beyond your expectations

A beautifully presented detached four bedroom house with spacious and versatile accommodation, annexe, a well maintained garden, large paddock area and an extensive garage/workshop and fabulous views.

Sitting Room | Dining Room | Fitted Kitchen | Utility Room
| 4 Bedrooms Master Bedroom with En Suite | Family Bathroom
| Spacious Annexe | Large Workshop/Storage | Gardens and
Grounds in the Region of 1 Acre | Ample Parking

Description

A beautifully presented family home with spacious and versatile accommodation, with a self contained annexe, large well maintained garden, secluded sun terrace/patio, and an extensive garage/workshop, sitting on a plot of about 1 acre in all, enjoying probably the prime position in the village.

This lovely home has been sympathetically updated by the current owners, offering flexible accommodation with well proportioned rooms. Downstairs comprises of a lovely hallway with separate WC, a triple aspect sitting room with an inglenook fireplace, leading to a dining room, with a wood burning stove and French Doors to the patio/sun terrace. The well appointed kitchen has excellent storage space, granite work tops, integrated dishwasher and fridge and is next to a good size utility room, with integrated freezer and space for washing machine and dryer.

On the first floor there are four bedrooms, (one currently used as a dressing room) all with beautiful fitted bedroom furniture, with the master bedroom benefitting from a generous size en suite bathroom, with power shower. There is also a superb family bathroom; from all aspects of this home there are stunning views over the surrounding countryside.

In addition, on the ground floor there is a bright and airy glazed lobby with lots of built in storage, linking to the annexe, which is ideal for self contained living or business use. Here there is a generous family room/office, which benefits from a separate kitchen area, shower and WC and a first floor room with eaves storage and skylights, suitable for a variety of uses.

Outside

The house is reached via a sweeping driveway which leads to ample parking to the front with access to the extensive garden that extends to approximately 1 acre in all. The well maintained landscaped garden is mainly laid to lawn with well stocked







mature borders and shrubs, a pond and a large sun terrace/patio adjoins the rear of the house, perfect for outside entertaining, adjoining which is a substantial tiled roof log store. The drive continues to the side of the house and leads to a very spacious garage/workshop, additional parking, two garden sheds and a large grassed area bordered by a variety of maturing trees with outstanding views which is ideal for home based agricultural or equestrian pursuits.

Situation

The house is situated in Collingbourne Ducis, a much sought after village with an OFSTED highly rated primary school, village shop, delicatessen, Post Office, village hall, and two pubs. Collingbourne Ducis is approximately 9.5 miles from the historic market town of Marlborough, which provides a comprehensive range of services and amenities. Access to the A303 is approximately 7 miles and access to the M4 motorway at Junction 14 is about 18 miles to the north east. Pewsey (about 11 miles to the north west) and Hungerford (about 14 miles to the north east) provide rail links to London Paddington and the South West. Andover station is approximately 10 miles away with regular trains to London Waterloo. The surrounding downland countryside and the vastness of Salisbury Plain are ideal for walking and riding. There are numerous footpaths and bridleways around the village, including a bridleway directly opposite the property.

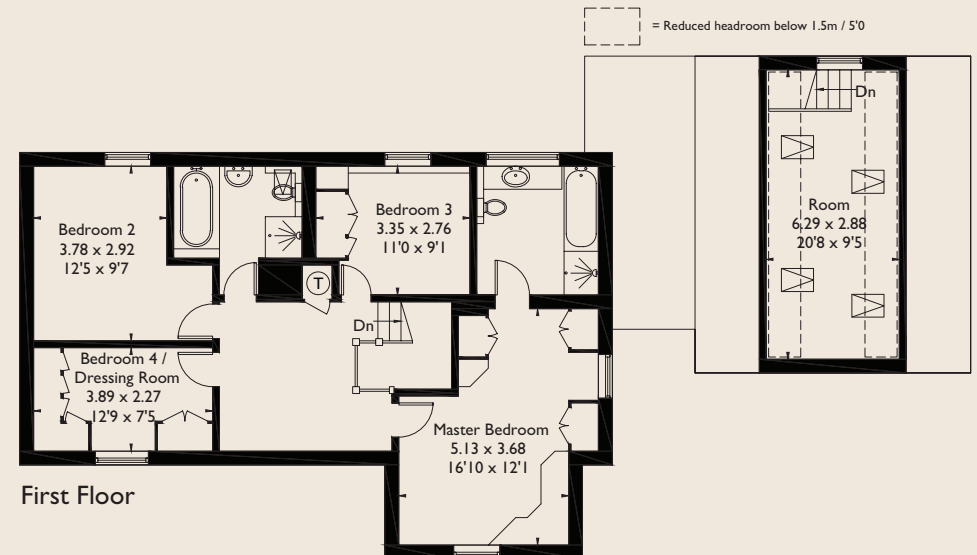
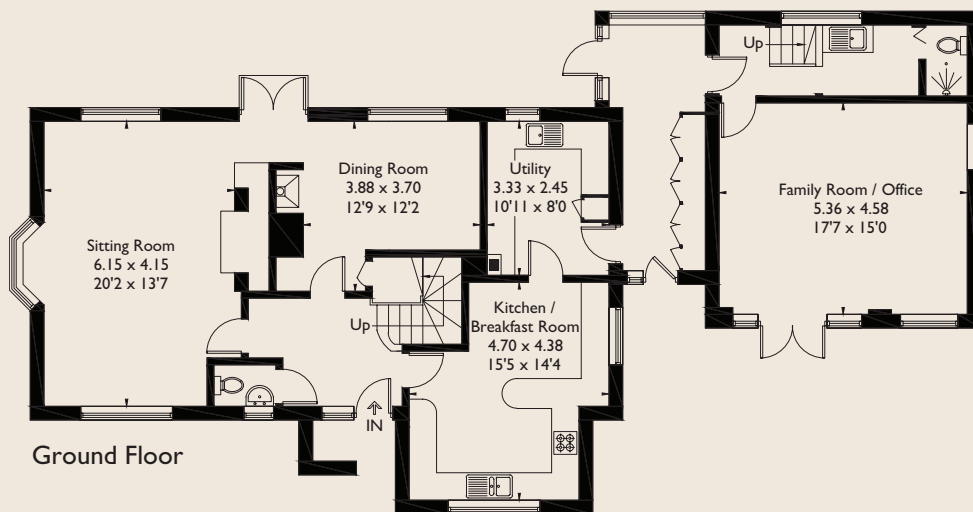
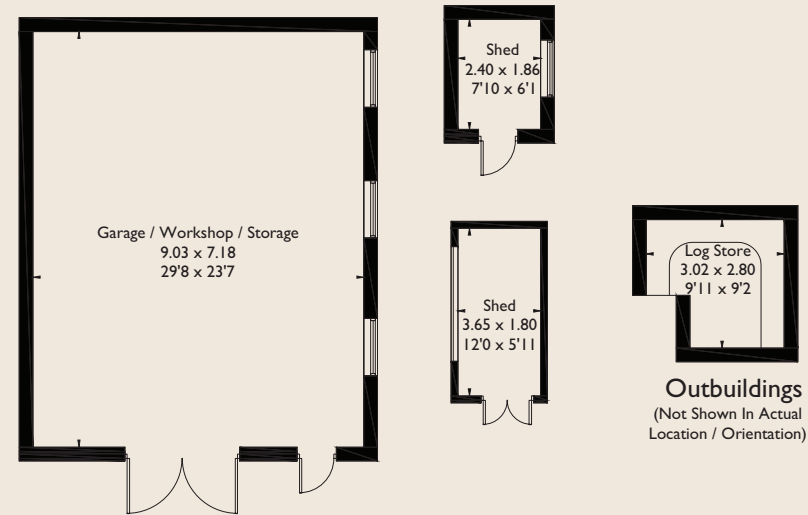
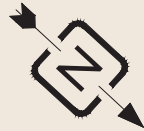
Directions

Leave Marlborough on the Salisbury Road, A346 heading south towards Cadley and Burbage. When you reach a roundabout at Burbage, take the third exit A338 towards Collingbourne Ducis. After approximately 5 miles you will reach Collingbourne Ducis, Downs View is on the right hand side just past the 30 mph sign as you enter the village in an elevated position, set well back from the road.





Approximate Gross Internal Area = 233.2 sq m / 2510 sq ft
 Outbuildings = 65.1 sq m / 701 sq ft
 (Excluding Log Store & Sheds)
 Total = 298.3 sq m / 3211 sq ft



Hamptons International

20 High Street, Marlborough, Wiltshire, SN8 1AA

Sales. 01672 516256 - marlborough@hamptons-int.com

www.hamptons.co.uk

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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